

GRID NORTH MD COORDINATE SYSTEM (NAD27)

119-93

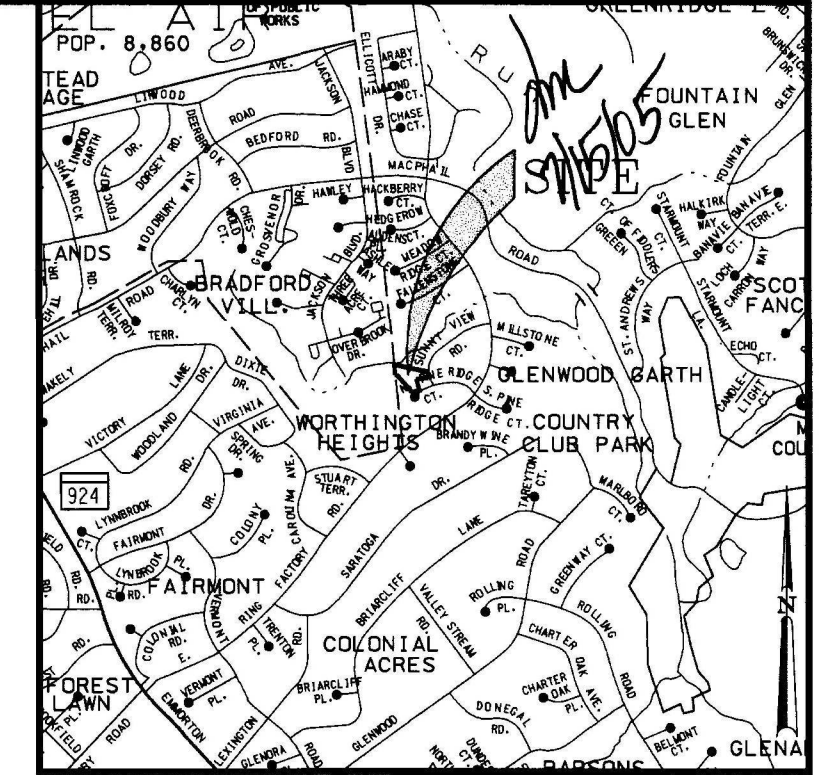
PRIOR TO RECORDING:
TAX MAP: 49 GRID: 3D
PARCEL: 299 LOT 137
PARCEL: 301 LOT 135

AREA TABULATION

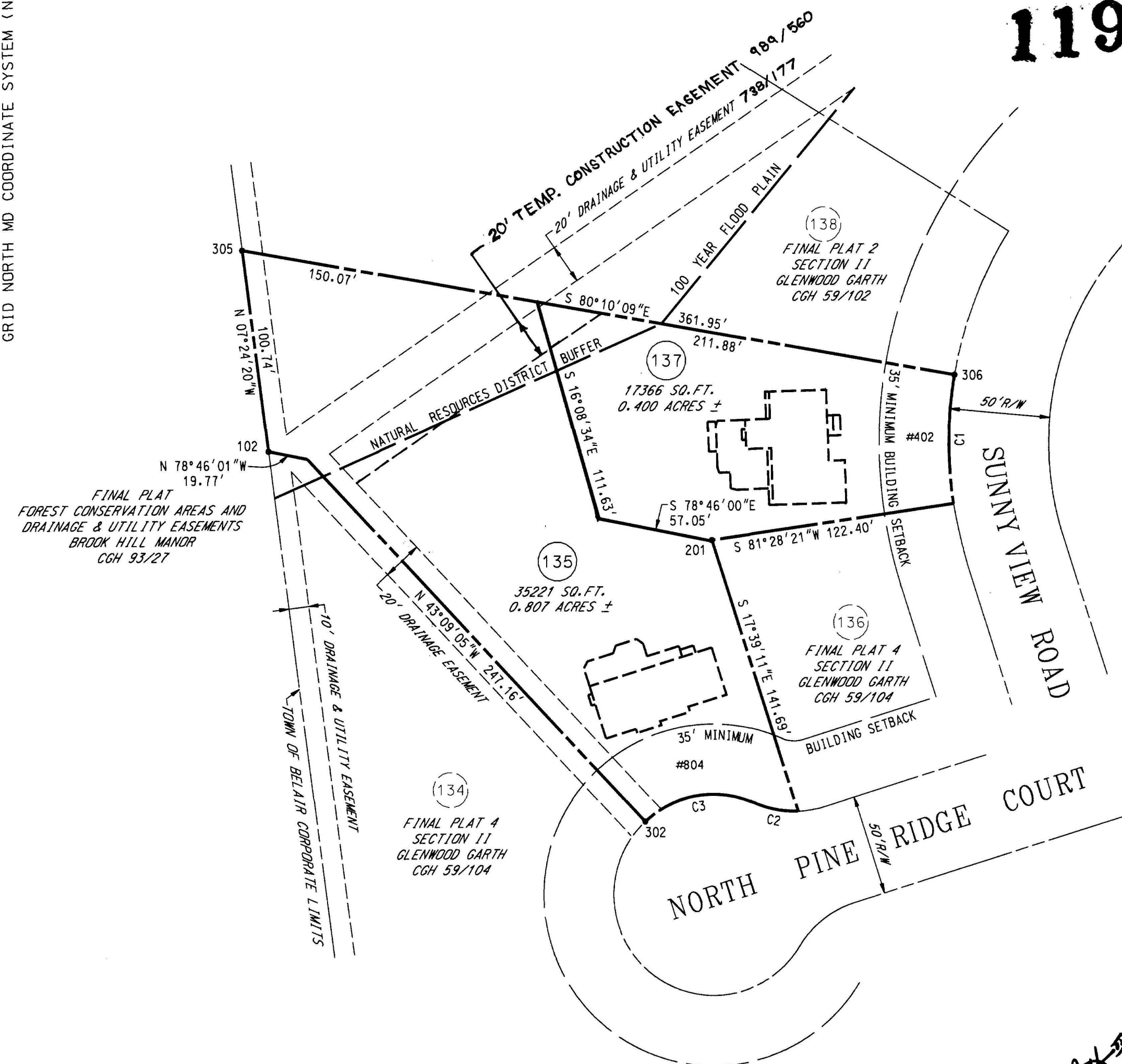
1. TOTAL ENCLOSED AREA: 1.2073 AC.±
2. TOTAL NET LOT AREA: 1.2073 AC.±
3. TOTAL ROAD R/W AREA: 0.00 AC.±
4. TOTAL OPEN SPACE AREA: 0.00 AC.±

SUBDIVISION DATA

1. TOTAL NUMBER OF LOTS: 2
2. ① - INDICATES LOT NUMBER
3. #804 - INDICATES HOUSE NUMBER
4. DEED REFERENCE: LOT 135 JJR 5654/178
DEED REFERENCE: LOT 137
5. PRESENT ZONING : R-2



VICINITY MAP
1"=2000'



CURVE DATA						
No.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
C1	18°21'28"	200.68'	64.30'	32.43'	S 00°39'02"W	64.02'
C2	25°57'47"	50.00'	22.66'	11.53'	N 79°13'49"W	22.46'
C3	66°54'48"	50.00'	58.39'	33.04'	S 80°18'09"W	55.13'

COORDINATES		
NO.	NORTHING	EASTING
102	617475.750	990586.730
201	617431.684	990808.606
302	617291.582	990775.162
305	617575.653	990573.745
306	617513.853	990930.381

NOTE: THE SIGNING OF THIS PLAT IN NO WAY GUARANTEES THE AVAILABILITY OF PUBLIC SERVICES AT THE TIME OF DEVELOPMENT.

THIS PLAT SUPERCEDES THE PLATS ENTITLED "FINAL PLAT 2 SECTION II GLENWOOD GARTH" WHICH IS RECORDED AMONG THE LAND RECORDS OF HARFORD COUNTY, MARYLAND IN PLAT BOOK 59, PAGE 102 AND ALSO THE PLAT ENTITLED "FINAL PLAT 4 SECTION II GLENWOOD GARTH" WHICH IS RECORDED AMONG THE LAND RECORDS OF HARFORD COUNTY, MARYLAND IN PLAT BOOK 59, PAGE 104 INsofar AS THE LOT LINE BETWEEN LOT 135 OF PLAT CGH 59/104 AND LOT 137 OF PLAT CGH 59/102 IS BEING REVISED AS SHOWN HEREON.

DRIVEWAY ENTRANCE CONSTRUCTION & LOCATION TO BE APPROVED BY THE STATE HIGHWAY ADMINISTRATION FOR DRIVEWAY ENTRANCES FRONTING ON STATE ROADS.

THIS SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRIC DISTRIBUTION AND TELEPHONE SERVICES.

LOT CREATED AFTER FEBRUARY 8, 1977



THE USE OF THE COMMUNITY WATER SUPPLY AND/OR OF THE COMMUNITY SEWERAGE SYSTEM IS IN CONFORMANCE WITH THE HARFORD COUNTY MASTER PLAN.

THE OWNER GUARANTEES THAT THE COMMUNITY WATER SUPPLY AND THE COMMUNITY SEWERAGE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

HEALTH OFFICER

OWNERS

THE OWNER HEREBY GRANTS TO HARFORD COUNTY, MARYLAND AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF WATER, SEWER AND STORM DRAINAGE LINES WITHIN THE DRAINAGE AND UTILITY EASEMENTS AND ROAD IMPROVEMENT RIGHTS-OF-WAY AS SHOWN ON THE PLAT.

UNLESS OTHERWISE PROVIDED ON THIS PLAT, THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSES OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE LAND SO SHOWN IS EXPRESSLY RESERVED TO THE PRESENT OWNER(S) SHOWN ON THIS PLAT. THEIR SUCCESSORS, HEIRS AND ASSIGNS. NOTHING CONTAINED HEREIN SHALL PRECLUDE THE OWNER FROM CONVEYING BY DEED THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES IN FEE TO HARFORD COUNTY, MARYLAND.

NO LOT WILL BE RESUBDIVIDED TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY SUBDIVISION REGULATIONS OR THE COUNTY HEALTH OFFICER.

ALBERT J. PEISINGER JR. CHRISTA L. PEISINGER 7-14-05

RECORDING STAMP

Rec'd. for Record 09-09-05
at 11:16 o'clock a.m. Same day recorded in Liber U. J. R.
No. 119 Folio 93 one of the PLAT Records of Harford Co., Md. and examined per James Reilly, Clerk

PARTIAL REVISED PLAT
LOT 135 - FINAL PLAT 4 SECTION II
LOT 137 - FINAL PLAT 2 SECTION II
"GLENWOOD GARTH"

THIRD ELECTION DISTRICT - HARFORD COUNTY, MARYLAND

OWNER
ALBERT J. PEISINGER JR.
& CHRISTA L. PEISINGER
804 N PINE RIDGE CT.
BEL AIR, MARYLAND 21014-5584

FREDERICK WARD ASSOCIATES
ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS
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410-883-1243 fax
www.fredrickward.com

SCALE: 1" = 50' DATE: 7/13/05 DRWN BY: JAC CHKD BY: JMS JOB NO.: 2051217.00

msa ssu 1246-10054
P112085

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1/21/20